

# UNAPPROVED

## MINUTES

### SELECTMEN'S MEETING

@Memorial Library Community Room

MAY 8, 2008

7 p.m.

A regular meeting of the Board of Selectmen was called to order at 7:10 p.m. by First Selectman, Janet M. McCarty. Also present were Stephen A. Fontana, Second Selectman, and Michael Freda, Third Selectman.

At this time, the Board heard public comments relative to the agenda.

A motion was made by Mr. Fontana to approve the minutes of the Regular Selectmen's Meeting of April 7, 2008.

Voted: McCarty – yes, Fontana – yes, Freda – yes

A motion was made by Mr. Fontana to approve the correction of property tax refund amounts due to computer error approved at the April 7, 2008 Board of Selectmen's meeting. Voted: McCarty – yes, Fontana – yes, Freda – yes

Bruce F. Esposito, 317 Warner Road, East Haven, CT 06512, prior amount of \$307.87 corrected to the amount to \$324.05

Larry D. Fitzgerald. 102 Sackett Point Road, North Haven, CT 06473, prior amount of \$55.68 corrected to the amount of \$72.38, and prior amount of \$44.27 corrected to the amount of \$49.08

Mimi M.Lines or Keane Callahan, 100 Tokeneke Drive, North Haven, CT 06473, prior amount of \$163.88 corrected to the amount of \$208.13, and prior amount of \$139.41 corrected to the amount of \$149.87

Robert Pethick, 108 Summer Lane, North Haven, Ct 06473, prior amount of \$213.57 corrected to the amount of \$228.20, and prior amount of \$259.85 corrected to the amount of \$277.65

Cathy A. or John N. Teixeira, 42 Farrel Street, Hamden, CT 06518, prior amount of \$450.38 corrected to the amount of \$484.16, and prior amount of \$362.67 corrected to the amount of \$422.51

A motion was made by Mr. Fontana to approve the minutes of the Special Selectmen's Meeting of April 22, 2008.

Voted: McCarty – yes, Fontana – yes, Freda – yes

Ms. McCarty announced the resignation of Robert Fiondella (R), 217 Montowese Avenue, from the Conservation Commission

Ms. McCarty announced the resignation of Mark T. Gould (R), 30 Grandview Terrace, from the Inland Wetlands Commission.

A motion was made by Mr. Fontana to accept the above resignations.

Voted: McCarty – yes, Fontana – yes, Freda – yes

A motion was made by Mr. Fontana to approve the following three resolutions as they are all related to the Community Development Block Grant application for renovations to the Joyce C. Budrow Senior Center:

#### Civil Rights Resolution

RESOLVED: That the Town of North Haven does not discriminate in the provision of services, the administration of its programs, or contractual agreements. The Town of North Haven seeks to fully carry out its responsibilities under the Title VI Regulations.

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the grounds of race, color, or national origin in programs and activities receiving Federal financial assistance. Title VI provides that No person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any programs covered by the Regulations.

This policy is effectuated through the methods of administration outlined in the Town's Fair Housing Plan and is fully implemented to ensure compliance by the Town, as the recipient, and by subrecipients. The cooperation of all Town personnel is required.

#### Fair Housing Resolution

BE IT RESOLVED: That the Town of North Haven hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis: and BE IT FURTHER RESOLVED, That the First Selectman of the Town of North Haven or her designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the Town of North Haven.

#### Application for Community Development Block Grant

WHEREAS, pursuant to Chapter 127c and Part VI of Chapter 130 of Connecticut General Statutes, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and WHEREAS, it is desirable and in the public interest that the Town of North Haven make an application to the State for \$750,000 in order to undertake the Renovations to the Senior Center and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Selectmen:

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by Chapter 127c and Part VI of Chapter 130 of Connecticut General Statutes;
2. That the filing of an application for the State financial assistance by the Town of North Haven in an amount not to exceed \$750,000 is hereby approved and that Janet M. McCarty, First Selectman is directed to execute and file such application including a Program Income Reuse Plan, if applicable, with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of North Haven;
3. That it hereby adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties required under subsection 9(a) (1) of Connecticut General Statutes Sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-245 and sections 9 (a)(1) and 10(a)(1) of Public Act 07-142 and, and for which purposes the "contractor" is Town of North Haven and "contract" is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

Mr. Freda remarked that it was prudent for the resolutions to be thorough.

Voted: McCarty – yes, Fontana – yes, Freda – yes

A motion was made by Mr. Fontana to approve the following resolution regarding the Valentino Farm lease:

RESOLVED: That the First Selectman be, and is hereby, authorized to execute an AMENDMENT to the April 19, 2000 Lease between the Town of North Haven and Charles Valentino, doing business as Valentino Farms to amend said lease in the following respects:

1. Reduce the area of farmland leased to the Tenant from approximately 43 acres to approximately 23 acres; and
2. Reduce the amount of rent from \$5000.00 per year to \$3000.00 per year; and
3. Reduce the semi-annual payments from \$2500.00 on the 1<sup>st</sup> day of May, and \$2500.00 on the 1<sup>st</sup> day of November each year to \$1500.00 on the 1<sup>st</sup> day of May, and \$1500.00 on the 1<sup>st</sup> day of November each year.

Provided that Charles Valentino acknowledges that his existing rent arrearage on the Lease is currently \$27,500.00; and further provided that he makes payments to the Town to reduce said existing rent arrearage in the minimum amount of \$2500.00 on the 1<sup>st</sup> day of June, and \$2500.00 on the 1<sup>st</sup> day of November each year, until said arrearage is fully paid, even if said payments extend beyond the expiration of the Lease on March 31, 2010.

John Parese, town attorney, explained that the Town of North Haven had entered into a lease agreement with Mr. Valentino who leased town owned land to operate his farm, but had not paid the rent in years. There was currently \$27,500 due. The case had previously been handled by the Ciulla Law Firm, but was transferred to the new town attorneys. Mr. Valentino was notified that he needed to make payments or the lease would be terminated. After no response, he was issued a notice to quit which is the first step in the eviction process. At this point he did respond and a discussion began on how payments could be made on a timely basis. Mr. Valentino noted that he did not pay due to health reasons but also because he disputed the amount of acreage in the amount of land that was leased

to him. This issue was resolved with credible documentation, so Mr. Parese was making the recommendation that the Board of Selectmen allow the First Selectman to sign a new lease with the conditions stated above. If the payments were not made as stated, Mr. Valentino would be given 30 days notice and the lease would revert back to the original rent and conditions. The town would have to approve the resolution.

Mr. Freda stated that he thought that it was a plausible solution and agreed that if the new lease was violated, it would revert back to the original rent agreement. Mr. Fontana asked if the term of the lease was still the same and was told that the lease still expires in 2010 but that payments on the arrearage would continue after the lease expires.

Voted: McCarty – yes, Fontana – yes, Freda – yes

A motion was made by Mr. Fontana to approve the following property tax refunds:

Nicholas C. Bonaldo, 2390 State Street Unit 2-U, Hamden, CT 06517, in the amount of \$498.81

Joseph E. and Jean Burr & Surv, 15 Arrowhead Road, North Haven, CT 06473, in the amount of \$392.86

Cab East LLC, Box 67000, Dept #231601, Detroit, MI 48267, in the amount of \$375.13

Chester Ciampini, 128 Bassett Street, North Haven, CT 06473, in the amount of \$152.00, and in the amount of \$171.00

Jerod P. Civitello, 239 Mill Road, North Haven, CT 06473, in the amount of \$16.32

Dino R. & Annette Ferraro & Surv, 24 Sara Circle, North Haven, CT 06473, in the amount of \$533.04, and in the amount of \$300.66

Ford Motor Credit Company, Box 67000, Dept #231601, Detroit, MI 48267, in the amount of \$121.48, and in the amount of \$305.02, and in the amount of \$116.84, and in the amount of \$129.93, and in the amount of \$366.87, and in the amount of \$214.38, and in the amount of \$336.82

Harold K. or Frances M. Froehlich, 29 Pleasant Drive, Hamden, CT 06514, in the amount of \$308.49, and in the amount of \$228.17, and in the amount of \$162.56

GMAC, Semperian – Property Tax, PO Box 33115, Knoxville, TN 37930, in the amount of \$168.29

HB Communications Inc., 60 Dodge Avenue, North Haven, CT 06473, in the amount of \$107.92

Peter Iacobelli, 40 Cedar Avenue, North Haven, CT 06473, in the amount of \$189.91

Laura Lee James, 204 Maple Avenue, North Haven, CT 06473, in the amount of \$1,000.00

Kristin C. Marsoli, 22 Roger Avenue, North Haven, CT 06473, in the amount of \$88.28, and in the amount of \$344.97

Robert A. Marsoli, 22 Roger Avenue, North Haven, CT 06473, in the amount of \$142.46

Meng Qing Jie & Jian Fu & Surv, 117 Sackett Point Road, North Haven, CT 06473, in the amount of \$1,992.12

Rita A. or Frank Schmidt, 103 Blakeslee Avenue, North Haven, CT 06473, in the amount of \$59.06

Rita A. or Kevin Schmidt, 103 Blakeslee Avenue, North Haven, CT 06473, in the amount of \$7.81

Ronald L. Smoko, 1213 Ridge Road, North Haven, CT 06473, in the amount of \$215.98

Volvo Finance NA, Inc, Box 680020, Franklin, TN 37068, in the amount of \$95.14, and in the amount of \$38.32, and in the amount of \$345.23, and in the amount of \$34.41, and in the amount of \$285.45

Voted: McCarty – yes, Fontana – yes, Freda – yes

Mr. Fontana moved the appointment of Paul C. Colella (D), 24 Fieldstone Court to the Conservation Commission to fill the vacancy left by the resignation of Robert J. Fiondella, term to expire 8/31/11.

Voted: McCarty – yes, Fontana – yes, Freda – no

Mr. Fontana moved the appointment of Pamela Sletten (D), 9 Frost Drive, to the Inland Wetlands Commission to fill the vacancy left by the resignation of Mark T. Gould, term to expire 12/31/09.

Voted: McCarty – yes, Fontana – yes, Freda – no

Ms. McCarty announced that the next regular meeting of the Board of Selectmen would be on Thursday, June 5, 2008 at 7:00 p.m. in the Library Community Room. She also reminded everyone that the Annual Town Budget Meeting would be held on May 12th at 7:00p.m. at the North Haven High School auditorium and that the Budget Referendum would take place on May 20, 2008.

Ms. McCarty announced that Mr. Freda had some issues he wanted to discuss. Mr. Freda asked if there would be a sign on the Town Green telling the time and place of the Referendum. Ms. McCarty explained that the resident who had made the signs in previous years had passed away, but that a new sign had just been ordered and delivered and would be placed in front of Town Hall.

Mr. Freda noted he had been contacted by residents about procedures to determine who is eligible to vote at town meetings. He felt that the Town Clerk should announce the qualifications to vote at the beginning of each town meeting. He suggested that the Town Clerk have a list of all eligible voters to check if a question arose as to eligibility. Mr. Fontana explained that it would be difficult to have a list of all property owners since the qualifications to vote on the budget included registered voters plus anyone who owned property of \$1000 or more on

the most recent grand list. Mr. Freda stated that it would be voter fraud if someone voted and was not eligible. Ms. McCarty noted that most votes at town meetings had not been close and since the meetings were taped and televised, she felt that no one who was not eligible to vote would vote.

Mr. Freda also wanted to discuss the competitive bid requirement over \$1,000, an amount he thought should be raised to \$2,500. He stated that most towns had required competitive bids to go out on amounts over \$3,000 and some had the minimum amount as high as \$10,000. Ms. McCarty said she has been working with the Finance Department and Town Treasurer to adjust the \$1,000 ceiling, and she anticipates the Board of Finance will take the issue up in the fall. She also provided a list showing the amounts that other towns were using to go out to bid.

Ms. McCarty announced that she was interested in developing a five year information technology plan. She would be asking for volunteers from the Board of Finance, Board of Selectmen, and Board of Education, as well as people in the community who had interest or expertise in the field. This plan would include enhancing the town website. She asked anyone who was interested to contact the First Selectman's office and send a resume.

Mr. Fontana spoke about the closing of Quebecor at the end of June. He said he appreciated the meeting the First Selectman and Ralph Durante, chairman of Economic Development Commission, had with the company. He also explained that he and Len Fasano met with the Rapid Response Team from the State Labor Department to help workers who would be losing their jobs. He stated that assistance may be available to any companies that depended on Quebecor for business. Ms. McCarty asked that companies contact her since she had spoken to local, state, and federal representatives who could provide help to businesses that will be affected.

The board entertained comments from the public. Discussion followed with several residents asking questions and making recommendations/suggestions.

There being no further business to come before the Board, Ms. McCarty moved for adjournment at 8:15 p.m.

Voted: McCarty – yes, Fontana – yes, Freda – yes

